

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT
For the 2nd Quarter Ended 31 December 2013

	Individual Quarter		Cumulative Quarter	
	CURRENT YEAR QUARTER 31/12/2013	PRECEDING YEAR CORRESPONDING QUARTER 31/12/2012	CURRENT YEAR TO DATE 31/12/2013	PRECEDING YEAR CORRESPONDING PERIOD 31/12/2012
	RM'000	RM'000	RM'000	RM'000
Revenue	81,593	37,742	159,182	70,181
Cost of Sales	(76,884)	(33,920)	(150,786)	(63,068)
Gross Profit	4,709	3,822	8,396	7,113
Other Income	147	243	299	754
Interest Income	257	497	438	1,010
Operating Expenses	(3,251)	(3,022)	(6,212)	(5,946)
Finance Costs	(105)	(579)	(246)	(1,054)
Profit Before Tax	1,757	961	2,675	1,877
Tax Expenses	(956)	(235)	(1,137)	(522)
Profit for the period	801	726	1,538	1,355
Profit attributable to : Equity holders of the parent	801	726	1,538	1,355
	801	726	1,538	1,355
Weighted average no of shares ('000)	211,504	187,956	201,609	187,955
Nominal value of share (RM)	0.50	0.50	0.50	0.50
Earnings per share attributable to equity holders of the parent (sen)				
- Basic	0.38	0.39	0.76	0.72
- Diluted	0.38	0.34	0.76	0.64

(The unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statement for the year 30 June 2013 and the accompanying explanatory notes attached to the interim financial statements)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the 2nd Quarter Ended 31 December 2013

	Individual Quarter		Cumulative Quarter	
	CURRENT YEAR QUARTER 31/12/2013	PRECEDING YEAR CORRESPONDING QUARTER 31/12/2012	CURRENT YEAR TO DATE 31/12/2013	PRECEDING YEAR CORRESPONDING PERIOD 31/12/2012
	RM'000	RM'000	RM'000	RM'000
Profit for the period	801	726	1,538	1,355
Other comprehensive income	-	-	-	-
Net gain on other investment				
- Gain / (loss) on fair value changes	(788)	2,343	1,183	2,343
Total Comprehensive income :	13	3,069	2,721	3,698
Total comprehensive income attributable to				
Equity holders of the parent	13	3,069	2,721	3,698
Non-controlling interest	-	-	-	-
	13	3,069	2,721	3,698
Weighted average no of shares ('000)	211,504	187,956	201,609	187,955
Nominal value of share (RM)	0.50	0.50	0.50	0.50
Earnings per share attributable to equity holders of the parent (sen)				
- Basic	0.38	0.39	0.76	0.72
- Diluted	0.38	0.34	0.76	0.64

(The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statement for the year 30 June 2013 and the accompanying explanatory notes attached to the interim financial statements)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2013**

	(Unaudited)	(Audited)
	AS AT END OF CURRENT QUARTER 31/12/2013	AS AT FINANCIAL YEAR ENDED 30/06/2013
	RM'000	RM'000
ASSETS		
Non-current assets		
Property, Plant & Equipment	14,770	12,882
Investment properties	803	803
Land held for property development	43,278	43,278
Other Investment	11,432	10,250
Intangible Assets	208	208
Trade Receivables	1,709	1,709
	72,200	69,130
Current Assets		
Inventory	396	-
Property development costs	84,332	82,726
Trade and other receivable	105,263	104,661
Other current assets	215	666
Tax recoverable	2,126	2,301
Cash and bank balances	63,899	35,543
	256,231	225,897
	328,431	295,027
TOTAL ASSETS		
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share Capital	109,775	95,846
Share Premium	4,157	3,782
Treasury Shares	(1,130)	(1,127)
Warrant Reserves	(0)	1,175
Other Reserves	1,111	(64)
ESOS - Reserves	35	359
Fair Value Reserves	3,526	2,343
Retained profits	43,327	41,728
TOTAL EQUITY	160,801	144,042
Non-current liabilities		
Trade and other payables	6,400	6,400
Deferred tax liabilities	2,950	2,061
Loans and borrowings	41,324	42,898
	50,674	51,359
Current Liabilities		
Trade and other payables	93,185	83,826
Other current liabilities	8,076	10,000
Taxation	101	38
Loans and borrowings	15,594	5,762
	116,956	99,626
TOTAL LIABILITIES	167,630	150,985
	328,431	295,027
TOTAL EQUITY AND LIABILITIES		
Net assets per share attributable to ordinary equity holders of the parent (RM)	0.7359	0.7555
No of Shares issued	218,501,676	190,648,714
Nominal value of each share (RM)	0.50	0.50

(The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 30 June 2013 and the accompanying explanatory notes attached to the interim financial statements)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE 2ND QUARTER ENDED 31 DECEMBER 2013**

	END OF CURRENT QUARTER	END OF PRECEDING QUARTER
	31/12/2013	31/12/2012
	RM'000	RM'000
<u>CASH FLOW FROM OPERATING ACTIVITIES</u>		
Profit before taxation	2,675	1,877
Adjustment for :		
Depreciation on property, plant and equipment	837	768
Depreciation on investment properties	-	1
Gain on disposal of property, plant and equipment	(102)	(45)
Gain on disposal of investment property	-	(223)
Interest income	(438)	(1,010)
Finance costs	246	1,054
Operating profit before working capital changes	3,218	2,422
Change in working capital		
(Increase)/Decrease in inventories	(396)	(2,159)
(Increase)/Decrease in receivables	(2,165)	(9,019)
Increase/(Decrease) in payables	7,435	(652)
(Increase)/Decrease in other current assets	451	(933)
Increase/(Decrease) in other current liabilities	-	-
Cash generated (used in)/generated from operations	8,543	(10,342)
Taxes paid	(58)	(524)
Taxes refund	47	45
Net cash flow (used in)/ generated from operating activities	8,532	(10,821)
<u>CASH FLOW FROM INVESTING ACTIVITIES</u>		
Interest received	395	952
Proceeds from disposal of property, plant and equipment	102	45
Proceeds from disposal of investment property	-	750
Purchase of property, plant and equipment	(2,725)	(1,405)
Purchase of investment securities	-	(7,907)
Purchase of land held for propt development	-	(21)
Net cash (used in) /generated from investing activities	(2,228)	(7,586)
<u>CASH FLOW FROM FINANCING ACTIVITIES</u>		
Finance cost paid	(246)	(1,054)
Proceed from issuance of ordinary shares, net of transaction cost	11,121	18
Acquisition of treasury shares	(3)	(7)
Proceeds from exercise of employee share options	2,920	-
Repayment of loans and borrowings	(1,573)	(262)
Drawdown of borrowings	9,833	-
Net cash (used in) /generated from financing activities	22,052	(1,305)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALEN	28,356	(19,711)
CASH AND BANK BALANCES AS AT 1 JULY 2013	35,543	74,212
CASH AND BANK BALANCES AS AT 31 DECEMBER 2013	63,899	54,501
Less : Fixed deposit under lien	(14,233)	(20,809)
CASH AND CASH EQUIVALENTS AS AT 31 DECEMBER 2013	49,666	33,692

(The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Statements for the year ended 30 June 2013 and the accompanying explanatory notes attached to the interim financial statements)

Unaudited Condensed Consolidated Statement of Changes in Equity
For the 2nd Quarter Ended 31 December 2013

	Attributable to equitable holders of the Company							Retained profit (RM'000)	Total (RM'000)
	Non-distributable					Distributable			
	Share Capital (RM'000)	Treasury Shares (RM'000)	Share Premium (RM'000)	Other reserve (RM'000)	Warrant reserve (RM'000)	Employee share option reserve (RM'000)	Fair value reserve (RM'000)		
As at 1 July 2013	95,846	(1,127)	3,782	(64)	1,175	359	2,343	41,728	144,042
Total comprehensive income for the year	-	-	-	-	-	-	1,183	1,538	2,721
Treasury shares purchased	-	(3)	-	-	-	-	-	-	(3)
Issue of ordinary shares:									
- pursuant to warrant exercised	11,121	-	-	1,112	(1,112)	-	-	-	11,121
- pursuant to ESOS exercised	2,808	-	375	-	-	(263)	-	-	2,920
- Private placement	-	-	-	-	-	-	-	-	-
Warrant expired	-	-	-	63	(63)	-	-	-	-
Share based payments:									
- ESOS lapsed	-	-	-	-	-	(61)	-	61	-
As at 31 December 2013	109,775	(1,130)	4,157	1,111	(0)	35	3,526	43,327	160,801
As at 1 July 2012	94,474	(1,117)	3,628	(85)	1,196	97	-	37,437	135,630
Total comprehensive income for the year	-	-	-	-	-	-	2,343	1,355	3,698
Transactions with owners									
Treasury shares purchased	-	(7)	-	-	-	-	-	-	(7)
Issue of ordinary shares:									
- pursuant to warrant exercised	18	-	-	2	(2)	-	-	-	18
Share based payments:									
- ESOS lapsed	-	-	-	-	-	(97)	-	97	-
As at 31 December 2012	94,492	(1,123)	3,628	(83)	1,194	0	2,343	38,888	139,339

(The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statement for the year ended 30 June 2013 and the accompanying explanatory notes attached to the interim financial statements)